

BY-LAW #136

A BY-LAW TO REGULATE MOBILE HOME PARKS

UNDER AUTHORITY VESTED IN IT BY THE MUNICIPALITIES ACT, CHAPTER M-22, R.S.N.B. AND AMENDMENTS THERETO, THE COUNCIL OF THE TOWN OF WOODSTOCK ENACTS AS FOLLOWS:

TITLE

1. THIS BY-LAW MAY BE CITED AS A BY-LAW TO REGULATE MOBILE HOME PARKS.

DEFINITIONS

2. "BUILDING INSPECTOR" MEANS THE BUILDING INSPECTOR APPOINTED BY THE COUNCIL OF THE TOWN OF WOODSTOCK;

"MOBILE HOME" MEANS A TRAILER CONTAINING A WATER CLOSET AND A BATH OR SHOWER;

"MOBILE HOME PARK" MEANS A PARCEL OF LAND INTENDED AS THE LOCATION, FOR RESIDENTIAL PURPOSES, OF TEN OR MORE MOBILE HOMES.

"MINI HOME" MEANS A BUILDING UNIT THAT IS DESIGNED TO BE USED WITH OR WITHOUT A PERMANENT FOUNDATION AS A DWELLING FOR HUMANS, THAT HAS A WIDTH OF LESS THAN SIX METERS THROUGHOUT ITS ENTIRE LENGTH EXCLUSIVE OF STEPS AND PORCHES, THAT IS NOT FITTED WITH FACILITIES FOR TOWING OR TO WHICH TOWING APPARATUS CAN BE ATTACHED AND THAT IS CAPABLE OF BEING TRANSPORTED BY MEANS OF A FLAT-BED FLOAT FROM THE SITE OF ITS CONSTRUCTION WITHOUT SIGNIFICANT ALTERATIONS;

"SPACE" MEANS A PLOT OF LAND WITHIN A MOBILE HOME PARK DESIGNATED TO ACCOMMODATE, OR ACCOMMODATING, ONE MOBILE HOME;

"TRAILER" MEANS ANY VEHICLE USED FOR SLEEPING OR EATING ACCOMMODATION OF PERSONS AND SO CONSTRUCTED AS TO BE SUITABLE FOR BEING ATTACHED TO AND DRAWN BY A MOTOR VEHICLE, NOTWITHSTANDING THAT SUCH VEHICLE IS JACKED UP OR ITS RUNNING GEAR REMOVED.

APPLICATION

3. THIS REGULATION IS EFFECTIVE THROUGHOUT THE TOWN OF WOODSTOCK IN THOSE AREAS OF THE MUNICIPALITY ZONED "RESIDENTIAL, MOBILE HOME".

SCOPE

4. THIS REGULATION PROVIDES FOR THE REGULATING OF MOBILE HOME PARKS. FOR THE PURPOSES OF THIS BY-LAW, THE WORDS "MOBILE HOME" SHALL ALSO MEAN "MINI HOME".

PROHIBITION

5(1) EXCEPT FOR PURPOSES OF STORAGE, NO MOBILE HOME OR MINI HOME MAY BE PLACED OR LOCATED EXCEPT:

- (a) IN THE CASE OF A MOBILE HOME OR MINI HOME;
 - (i) IN AN AREA ZONED TO ALLOW A MOBILE OR MINI HOME, OR
 - (ii) IN A TRAILER CAMP OR OTHER ACCOMMODATION LICENSED, OR OF A STANDARD WHICH WOULD QUALIFY IT FOR LICENSE, FOR SUCH PURPOSE UNDER THE TOURISM DEVELOPMENT ACT.

PARK REQUIREMENTS

6(1) A MOBILE HOME PARK SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- (a) A PARK SHALL BE LOCATED ON A WELL-DRAINED PARCEL OF LAND, PROPERLY GRADED TO INSURE RAPID DRAINAGE AND FREEDOM FROM STAGNANT POOLS OF WATER;
- (b) SUBJECT TO SUBSECTION (2), A PARK SHALL INCORPORATE A BUFFER AREA;
- (c) SUBJECT TO SUBSECTION (3), A PARK SHALL BE SERVICED BY AN INTERNAL ROADWAY SYSTEM;
- (d) A PARK SHALL CONTAIN AT LEAST TEN SPACES;

(e) A PARK SHALL BE SERVICED BY PUBLIC POWER AND TELEPHONE SERVICE AND THE FACILITIES INSTALLED WITHIN THE PARK THEREFORE SHALL BE OF A STANDARD ACCEPTABLE TO THE SUPPLYING UTILITY, AND SHALL BE PLACED UNDERGROUND.

(f) A PARK SHALL BE SERVICED BY COMMON WATER AND SEWER FACILITIES AS APPROVED BY THE TOWN OF WOODSTOCK. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO BUILD OR UPGRADE ANY MUNICIPAL SERVICES IN ORDER TO ACCOMMODATE THE REQUIREMENT OF THE PARK;

(g) ALL SPACES SHALL

(i) BE CLEARLY DEFINED ON THE GROUND BY PERMANENT MARKERS,

(ii) HAVE AND CONTAIN A WIDTH OF AT LEAST ^{12 FT} 12 METERS AND A DEPTH OF AT LEAST 30 METERS, ^{100 FT}

(iii) ABUT THE INTERNAL ROADWAY SYSTEM,

(iv) BE INDICATED BY NUMBERS CORRESPONDING TO NUMBERS SHOWN ON THE APPROVED PLAN,

(v) BE SERVICED BY FACILITIES MENTIONED IN PARAGRAPHS (e) AND (f),

(vi) NOT INCLUDE ANY PART OF A BUFFER AREA REQUIRED UNDER PARAGRAPH (b);

(h) NO MOBILE HOME SHALL BE LOCATED WITHIN

(i) ^{10 FT} 3 METERS OF THE INTERNAL ROADWAY SYSTEM,

(ii) ³⁻⁰ 1 METER OF THE SIDE OF A SPACE,

(iii) ⁶⁻⁰ 2 METERS OF THE REAR OF A SPACE,

(iv) ^{24 FT} 7.5 METERS OF A BOUNDARY OF THE PARK, OR OF A SERVICE BUILDING WITHIN IT,

(v) 30 METERS OF A DWELLING HOUSE;
^{100 FT}

(i) MOTOR VEHICLE PARKING ACCOMMODATION FOR THE OCCUPANT'S VEHICLE SHALL BE PROVIDED ON EACH SPACE AND, FOR EACH FOUR SPACES WHICH DO NOT HAVE FURTHER ACCOMMODATION FOR VISITOR PARKING OF ONE VEHICLE, ONE SUCH ACCOMMODATION SHALL BE PROVIDED IN PARKING AREAS DISPERSED THROUGHOUT THE PARK, SUCH ACCOMMODATION BEING SURFACED WITH AN APPROPRIATE MATERIAL AND COMPACTED SO AS TO BE DURABLE AND ADEQUATE TO SUPPORT MAXIMUM ANTICIPATED LOADS DURING ALL SEASONS.

(j) ALL PARK ENTRANCES AND EXITS AND THE INTERNAL ROADWAY SYSTEM SHALL BE LIGHTED AT NIGHT, WITH THE LIGHTING SO ARRANGED THAT ITS DIRECT RAYS DO NOT FALL ON ADJOINING PREMISES;

(k) ALL SERVICE BUILDINGS SHALL BE PERMANENT STRUCTURES COMPLYING WITH THE NATIONAL BUILDING CODE OF CANADA;

(l) ALL MOBILE HOMES IN THE PARK SHALL BE PROVIDED WITH DURABLE SKIRTING, DESIGNED AND PLACED SO AS TO HARMONIZE THEREWITH; AND;

(m) NO BUILDING, STRUCTURE OR MOBILE HOME APPURTENANCE MAY BE PLACED OR ERECTED ON A SPACE EXCEPT

(i) A CANOPY, AWNING, EXPANSION UNIT, ACCESSORY STRUCTURE, CARPORT OR PORCH, IF FACTORY-BUILT, DESIGNED FOR, ATTACHED TO AND HARMONIZING WITH THE MOBILE HOME,

(ii) A PORCH OR ENTRY, IF THE FLOOR AREA THEREOF DOES NOT EXCEED 2.5 SQUARE METERS AND IT IS DESIGNED FOR, ATTACHED TO AND HARMONIZING WITH THE MOBILE HOME,

(iii) A FACTORY-BUILT ACCESSORY STORAGE BUILDING, OR

(iv) A CLOTHES DRYING LINE.

6(2) A BUFFER AREA MENTIONED IN PARAGRAPH (1)(b) SHALL

(a) CONSIST OF AN AREA AT LEAST 3 METERS WIDE WITHIN AND ABUTTING THE BOUNDARIES OF THE PARK, EXCEPT THAT, WHERE A SET-BACK IS REQUIRED BY REGULATION OR BY-LAW, THE BUFFER AREA SHALL BE IN EXCESS OF THE MINIMUM REQUIRED SET-BACK;

(b) HAVE TREES OR OTHER PLANTING PLANTED HEREIN AND MAINTAINED IN GOOD CONDITION, SUFFICIENT TO SCREEN THE PARK FROM ADJOINING PROPERTIES AND HIGHWAYS;

(c) BE MAINTAINED CLEAR OF ANY MOBILE HOMES, BUILDINGS, STRUCTURES OR SERVICE FACILITIES OTHER THAN WATERFRONT RECREATION FACILITIES; AND

(d) CONTAIN NO INTERNAL ROADWAYS EXCEPT THOSE WHICH CROSS IT AS CLOSE TO RIGHT ANGLES AS PRACTICABLE AND CONNECT DIRECTLY WITH THE INTERNAL ROADWAY SYSTEM CONTAINED WITHIN THE REMAINDER OF THE PARK.

6(3) AN INTERNAL ROADWAY SYSTEM MENTIONED IN PARAGRAPH 6(1)(c) SHALL

(a) HAVE A WIDTH OF AT LEAST 12 METERS; 40 FT

(b) HAVE A TRAVEL PORTION AT LEAST 6 METERS WIDE, WITH A PAVED SURFACE OF MINIMUM 2" THICKNESS AND WITH A BASE SUFFICIENT TO SUPPORT ANTICIPATED LOADS; 20 FT

(c) GIVE ACCESS TO ALL SPACES AND SERVICE BUILDINGS IN THE PARK; AND

(d) AFFORD ACCESS TO A PUBLIC HIGHWAY, SUCH ACCESS TO MEET THE HIGHWAY AS CLOSE TO RIGHT ANGLES AS PRACTICABLE.

6(4) COMPLETE PLANS SHOWING STREET AND LOT LAYOUT AND SIZES, TOGETHER WITH ALL SERVICES SHALL BE SUBMITTED TO THE BUILDING INSPECTOR WHO SHALL INSPECT SAID DOCUMENTS TO ENSURE COMPLIANCE WITH THE PROVISIONS OF THIS BY-LAW PRIOR TO ISSUING APPROVAL TO CONSTRUCT OR MODIFY ANY MOBILE HOME PARK.

GARBAGE AND RUBBISH DISPOSAL

7(1) THE OWNER OR OPERATOR OF A MOBILE HOME PARK IS RESPONSIBLE FOR ASSURING

(a) THE PROVISION OF TIGHTLY-COVERED METAL OR PLASTIC GARBAGE CANS OR OTHER CONTAINERS ACCEPTABLE TO THE BUILDING INSPECTOR FOR EACH MOBILE HOME IN THE PARK IN SUFFICIENT QUANTITY TO PRECLUDE OVERFLOW THEREOF BETWEEN COLLECTIONS MENTIONED IN PARAGRAPH (c);

(b) THE MAINTENANCE OF CONTAINERS MENTIONED IN PARAGRAPH (a) IN A SANITARY CONDITION AT ALL TIMES; AND

(c) THE COLLECTION AND DISPOSAL OF GARBAGE AND RUBBISH AS FREQUENTLY AS MAY BE NECESSARY TO PRECLUDE OVERFLOW MENTIONED IN PARAGRAPH (a), BUT NOT LESS THAN ONCE A WEEK.

7(2) THE OCCUPANT OF A MOBILE HOME IN A MOBILE HOME PARK SHALL DEPOSIT GARBAGE AND RUBBISH IN A CONTAINER MENTIONED IN PARAGRAPH (1)(a) AND SHALL NOT OTHERWISE ALLOW THE DEPOSIT OR ACCUMULATION THEREOF ON THE SPACE ON WHICH THE MOBILE HOME IS PLACED.

8(1) NO MOBILE HOME, MINI HOME, MOBILE HOME APPURTENANCE OR OTHER BUILDING OR STRUCTURE MAY BE PLACED, LOCATED OR ERECTED ON A MOBILE HOME SITE UNLESS A BUILDING PERMIT THEREFOR HAS BEEN ISSUED.

8(2) SUBJECT TO SUBSECTION (3), A BUILDING INSPECTOR MAY ISSUE A BUILDING PERMIT TO ALLOW THE PLACING OR LOCATING OF A MOBILE HOME ON A LOT FOR A TEMPORARY PERIOD INDICATED ON THE PERMIT, BUT NOT EXCEEDING ONE YEAR, IF SUCH MOBILE HOME IS INTENDED FOR USE BY THE OWNER OR BUILDER OF A DWELLING UNDER CONSTRUCTION ON THE SAME LOT.

8(3) WHERE A BUILDING PERMIT MENTIONED IN SUBSECTION (2) HAS BEEN ISSUED,

(a) THE PERMIT IS VALID FOR THE PERIOD INDICATED THEREON; AND

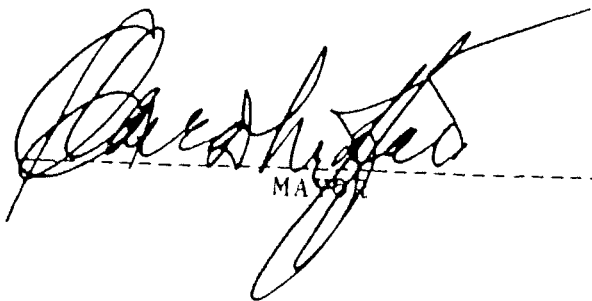
(b) THE OWNER OR PERSON IN WHOSE NAME THE PERMIT WAS ISSUED SHALL REMOVE THE MOBILE HOME FROM THE LOT PRIOR TO THE EXPIRATION OF THE PERMIT.

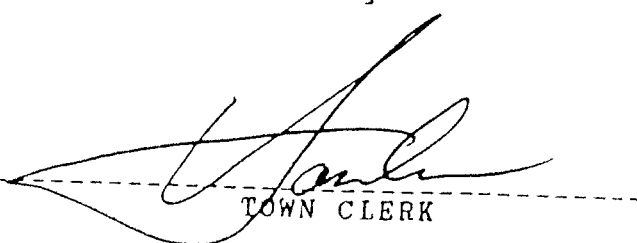
9. THE COUNCIL OF THE TOWN OF WOODSTOCK MAY, BY RESOLUTION, VARY ANY PROVISION OF THIS BY-LAW.

READ A FIRST TIME THIS 10 DAY OF MAY, 1993.

READ A SECOND TIME THIS 10 DAY OF MAY, 1993.

READ A THIRD TIME AND ENACTED THIS 25 DAY OF MAY, 1993.


MAYOR


TOWN CLERK

TOWN OF WOODSTOCK

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BY-LAW # 136-1

A BY-LAW TO AMEND BY-LAW # 136

THE COUNCIL OF THE TOWN OF WOODSTOCK, UNDER AUTHORITY VESTED IN IT BY THE MUNICIPALITIES ACT, CHAPTER M-22, R.S.N.B., ENACTS AS FOLLOWS:

TITLE

1. THE BY-LAW MAYBE CITED AS A BY-LAW TO AMEND BY-LAW #136, A BY-LAW TO REGULATE MOBILE HOME PARKS.
2. SECTION 6 (1) (M) IS HEREBY AMENDED BY ADDING:

(V) A DECK NO LARGER THAN 15 SQ. M. (160 SQ FT)

READ A FIRST TIME THIS 9TH DAY OF SEPTEMBER, 2014.

READ A SECOND TIME THIS 9TH DAY OF SEPTEMBER, 2014.

READ A THIRD TIME AND ENACTED THIS 22ND DAY OF SEPTEMBER, 2014.


ARTHUR SLIPP, MAYOR


ANN MARIE VOUTOUR
DIRECTOR OF ADMINISTRATIVE SERVICES